

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] David M. Gilden, Esq.	
B. SEND ACKNOWLEDGMENT TO: (Name and Address) c/o Partridge Snow & Hahn LLP 180 South Main Street Providence, Rhode Island 02903	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME 111 Realty Partners, LLC						
OR	1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS 300 West Exchange Street			CITY Providence	STATE RI	POSTAL CODE 02903	COUNTRY USA
1d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION Rhode Island	1g. ORGANIZATIONAL ID #, if any 159570		
				☐ NONE		

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME						
OR	2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
2c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY
2d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any		
				☐ NONE		

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME Bank Rhode Island						
OR	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS One Turks Head Place			CITY Providence	STATE RI	POSTAL CODE 02903	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

All Collateral, Accounts, Equipment, General Intangibles, Inventory, Deposit Accounts, Investment Property, Instruments, Letter-of-Credit Rights, Chattel Paper, Documents, Trademarks and Trade Names, Commercial Tort Claims and goodwill, now owned or hereafter acquired by Debtor, including but not limited to those items set forth on Exhibit A attached hereto and incorporated herein by reference.

5. ALTERNATIVE DESIGNATION [if applicable]:	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. [This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable]	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [OPTIONAL FEE]		All Debtors		Debtor 1	Debtor 2
8. OPTIONAL FILER REFERENCE DATA Rhode Island Secretary of State (PSH #895224)						

EXHIBIT A TO UCC-1 FINANCING STATEMENT

Debtor:

111 Realty Partners, LLC
300 West Exchange Street
Providence, Rhode Island 02903
Attn: Stephen Durkee
President/Manager-Member

Secured Party:

Bank Rhode Island
One Turks Head Place
Providence, Rhode Island 02903
Attn: William C. Tsonos
Senior Vice President

The following terms shall have the following meanings:

COLLATERAL: All Accounts, Inventory, Equipment, Trademarks and Trade Names, General Intangibles, Deposit Accounts, Investment Property, Instruments, Letter-of-Credit Rights, Chattel Paper, Documents, Commercial Tort Claims, Contract Rights, goodwill, insurance policies, insurance proceeds, insurance claims, and all ledger sheets, files, records, documents and instruments (including, without limitation, computer programs, tapes and related electronic data processing software) evidencing an interest therein or relating thereto, now owned or hereafter acquired by Debtor.

ACCOUNTS: All accounts, contracts, contract rights, instruments, documents, accounts receivable, chattel paper and general intangibles, and other items not specifically set forth herein but which constitute "accounts" under the Uniform Commercial Code of the State of Rhode Island (the "UCC"), and any other obligations owed to Debtor from whatever source whether now owned by Debtor or hereafter acquired by Debtor, or in which Debtor may now have or hereafter acquire an interest; all cash or non-cash proceeds received by Debtor from the disposition or collection thereof; all of the rights of Debtor in guaranties and insurance thereof and in all returned or repossessed goods, services or other property securing any of the foregoing and insurance policies and proceeds relating thereto; all of the rights of Debtor as an unpaid seller of goods or services, including, without limitation, the rights of stoppage in transit, replevin, reclamation and resale, and all of the foregoing, whether now existing or hereafter created or acquired. Accounts when referred to herein individually are sometimes called an "Account".

EQUIPMENT: All tools, machinery, equipment, furniture, furnishings, fixtures, carpets, air conditioning equipment, and all other tangible personal property whatsoever (including automotive equipment), now owned or hereafter acquired by Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefor, and all other items not specifically set forth herein but which constitute "equipment" under the UCC; and all cash and non-cash proceeds of the foregoing, including insurance proceeds.

GENERAL INTANGIBLES: All patents and patent applications, and all registrations and applications for registrations of individual designs, copyrights, mask works, trade dress, domain names, trademarks, trade names, commercial names, service marks, certification marks and marks (as defined in the United States Lanham Act, 15 U.S.C.S. § 1051

et seq.) owned by Debtor or in which Debtor has any interest (collectively, "Trademarks and Trade Names"). All unearned premiums, accrued, accruing or to accrue under insurance policies now or hereafter obtained solely by Debtor and all proceeds of the conversion, voluntary or involuntary, of any real or tangible personal property of Debtor, and/or any other property or rights described herein, or any part thereof, into cash or liquidated claims. All awards or payments, including interest thereon, and the rights to receive the same, which may be made with respect to eminent domain, the alteration of the grade of any street, or any other injury to or decrease in the value of any real or tangible personal property of Debtor and/or any other property or rights described herein, and all other items not specifically set forth herein but which constitute "general intangibles" under the UCC, now owned or hereafter acquired by Debtor; and all cash and non-cash proceeds of the foregoing.

INVENTORY: All goods, merchandise and other personal property now owned or hereafter acquired by Debtor and held for sale or lease, or furnished or to be furnished under any contract of service, including, without limitation, raw materials, work-in-process, supplies or materials used or consumed in Debtor's business, and all products thereof, and all substitutions, replacements, additions or accessions therefor and thereto, and all other items not specifically set forth herein but which constitute "inventory" under the UCC; and all cash or non-cash proceeds of all of the foregoing, including insurance proceeds.

DEPOSIT ACCOUNTS: All demand, time, savings, passbook, or similar accounts maintained with a bank or other financial institution, and all other items not specifically set forth herein but which constitute "deposit accounts" under the UCC; and all cash and non-cash proceeds of the foregoing, including insurance proceeds.

INVESTMENT PROPERTY: All securities, whether certificated or uncertificated, security entitlements, securities accounts, commodity contracts, or commodity accounts, and all other items not specifically set forth herein but which constitute "investment property" under the UCC; and all cash and non-cash proceeds of the foregoing, including insurance proceeds.

INSTRUMENTS: All negotiable instruments or any other writings that evidence a right to the payment of a monetary obligation, is not itself a security agreement or lease, and is not of a type that in ordinary course of business is transferred by delivery with any necessary endorsement or assignment, and all other items not specifically set forth herein but which constitute "instruments" under the UCC; and all cash and non-cash proceeds of the foregoing, including insurance proceeds.

LETTER-OF-CREDIT RIGHTS: All rights to payment or performance under letters of credit, whether or not the beneficiary has demanded or is at the time entitled to demand payment or performance, and all other items not specifically set forth herein but which constitute "letter-of-credit rights" under the UCC; and all cash and non-cash proceeds of the foregoing, including insurance proceeds.

CHATTEL PAPER: All records that evidence both a monetary obligation and a security interest in specific goods, a security interest in specific goods and software used in the goods, a security interest in specific goods and license of software used in the goods, a lease of

specific goods, or a lease of specific goods and license of software used in the goods, and all other items not specifically set forth herein but which constitute “chattel paper” under the UCC; and all cash and non-cash proceeds of the foregoing, including insurance proceeds. In this paragraph, "monetary obligation" means a monetary obligation secured by the goods or owed under a lease of the goods and includes a monetary obligation with respect to software used in the goods. If a transaction is evidenced by records that include an instrument or series of instruments, the group of records taken together constitutes “chattel paper”.

DOCUMENTS: All documents of title or receipts of the type described in Section 6A-7-201 of the UCC, and all other items not specifically set forth herein but which constitute “documents” under the UCC; and all cash and non-cash proceeds of the foregoing, including insurance proceeds.

COMMERCIAL TORT CLAIMS: All claims arising in tort with respect to which the claimant is an organization; or the claimant is an individual and the claim arose in the course of the claimants business or profession; and does not include damages arising out of personal injury to or the death of an individual.